

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM NO. _____

SUBJECT **Windmill Ranch
4-PP-2005**

REQUEST Request approval of a Preliminary Plat for an eight-lot single family residential subdivision development on a 19.62 acre parcel.

Key Items for Consideration:

- This is a new development/subdivision and is proposed on undeveloped vacant land with no impact to neighboring properties.
- The proposed subdivision will be a low density community proposing eight home sites on a parcel zoned R1-35 ESL that could permit 16 home sites.
- This property is located in the upper desert landform and will be developed with a minimal amount of disturbance and a maximum amount of preservation to the natural desert.
- The applicant is not requesting amended development standards

OWNER WM Ranch, Inc
203-253-4005

APPLICANT CONTACT James Ikard
WM Ranch, Inc.
203-253-4005

LOCATION 35935 N Windmill Road

BACKGROUND **Zoning:**
The site is zoned Single Family Residential District, Environmental Sensitive Lands (R1-35 ESL). The R1-35 zoning district allows for 35,000 square foot lots or larger.

Context:
This 19-acre subdivision is located east of Windmill Road, and south of Stagecoach Pass. The site consists of one (3.14-acre) parcel at the southwest corner of the site and a (16.12-acre) parcel leading to Windmill Road. There is a major wash passing through the southeast corner of the site area. The contour elevations range from approximately 2532 at the bank of the major wash to 2500 at the site's frontage with Windmill Road. There is an existing house on the smaller parcel at the southeast corner of the site that will remain as part of the proposed subdivision.

Adjacent Uses:

North: Residential subdivision zoned R1-35 ESL.
South: Vacant land, and a single-family home, zoned R1-35 ESL.
East: Single family residential metes and bound lots zoned R1-35 ESL.
West: Windmill Road, vacant lot zoned R1-190 ESL, and a residential subdivision zoned R1-70 ESL.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

This request is for approval of a final subdivision plat on 19.62-acres with eight custom home lots. Access to the subdivision will be from Windmill Road. The internal road location has been designed to use the existing driveway and will terminate in a cul-de-sac at the major wash to minimize disturbance and preserve mature desert vegetation. The subdivision features large lots averaging 2-acres each.

IMPACT ANALYSIS**Traffic.**

There will be one point of access from Windmill Road and all internal streets will be private.

Water/Sewer.

The applicant is responsible for new water and sewer infrastructure to service the site, and staff has reviewed and approved the water and sewer basis of design studies.

Police/Fire.

The site will be served by the City of Scottsdale Police and Fire Department, and Rural Metro emergency services. The proposal has been reviewed and meets the requirements of these agencies.

Schools.

The Cave Creek Unified School District has been notified of this application.

Open space/Scenic Corridors.

The NAOS will be dedicated individually per lot based on the slope of the land. The slope range for dedication of NAOS is from 25% to 45%. Based on the entire site calculation, the NAOS required is 260,350 square feet, and 262,279 square feet is being provided.

Community Involvement.

The applicant has notified surrounding neighbors and other than general inquiries, there have been no comments regarding this case.

**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)****Planning and Development Services Department**

Current Planning Services

STAFF CONTACT(S)

Greg Williams

Senior Planner

480-312-4205

E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY

Greg Williams
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan
5. Hardscape/Landscape Plan
6. Notes & Details
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 03/11/05

Project No.: PA

Coordinator: Greg Williams

Case No.:

Project Name: Windmill Ranch

Project Location: 35605 N. Windmill Road, Scottsdale, AZ 85262

Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1 - 35 ESL Proposed Zoning: R1 - 35 ESL

Number of Buildings: N/A Parcel Size: N/A

Gross Floor Area/Total Units: N/A Floor Area Ratio/Density: N/A

Parking Required: N/A Parking Provided: N/A

Setbacks: N - S - E - W -

Description of Request:

The proposed Windmill Ranch Development is situated near the intersection of Stagecoach Pass and Windmill Road in the Upper Desert formations of the City of Scottsdale Sonora Desert.

The intent of this developer is to create an environmentally friendly, low-density community totalling eight (8) home sites even though current zoning of this site (R1-35) would support approximately sixteen (16) home sites.

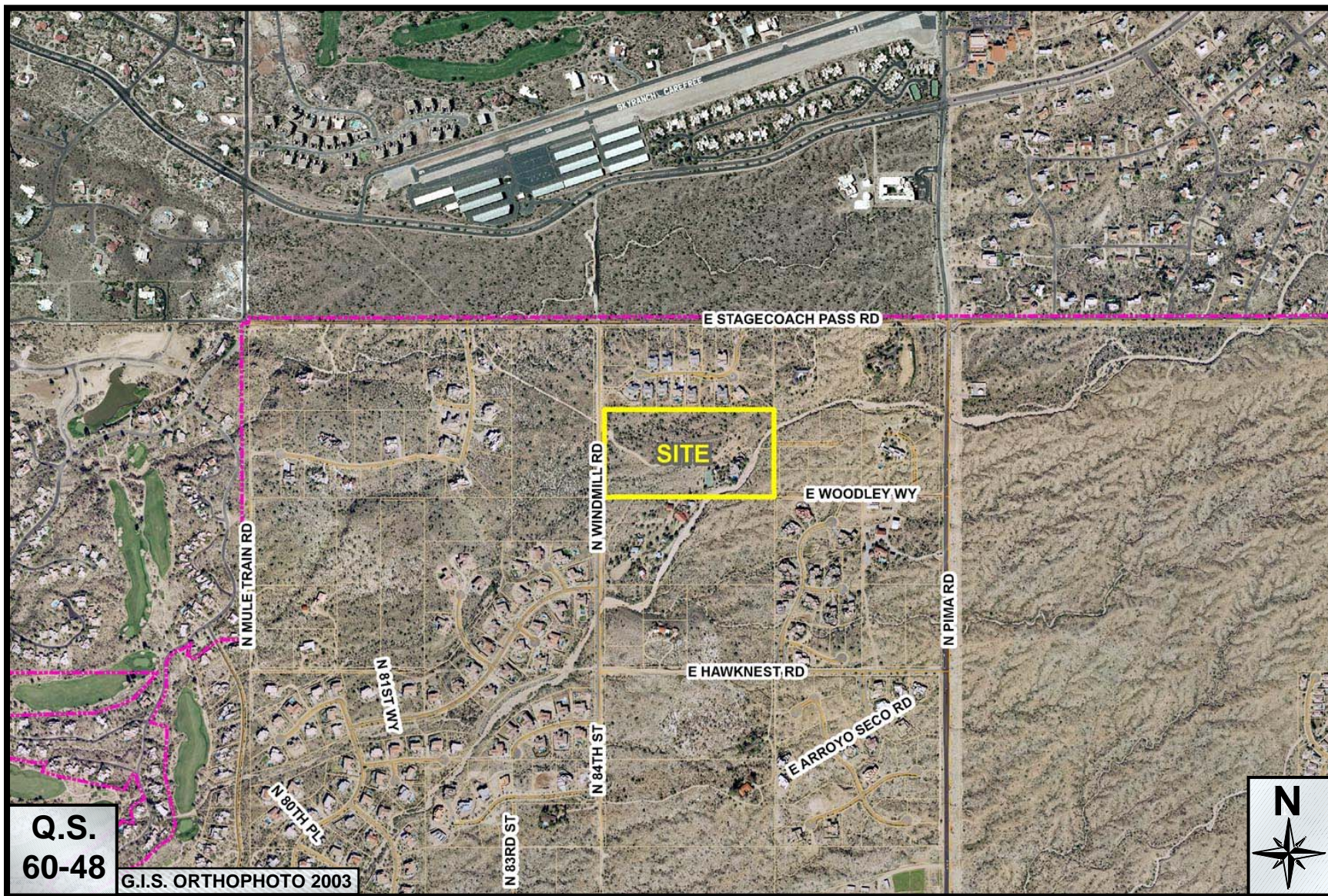
The proposed concept of this development proposes that each of the eight (8) homes be situated on approximately two (2) acre sites. Further, each of the homes and the proposed infrastructure placement shall include a marriage of effort to minimize the disturbance to this special piece of the Sonora Desert with focus on preservation of the unique view corridors that this site offers to its future residences.

This development approach will yield far more open space than if developed to its allowable density under its current zoning, thence, it will enhance the value of the surrounding properties while preserving the natural beauty of the Scottsdale's Sonora Desert.

ATTACHMENT #1

Planning and Development Services Department

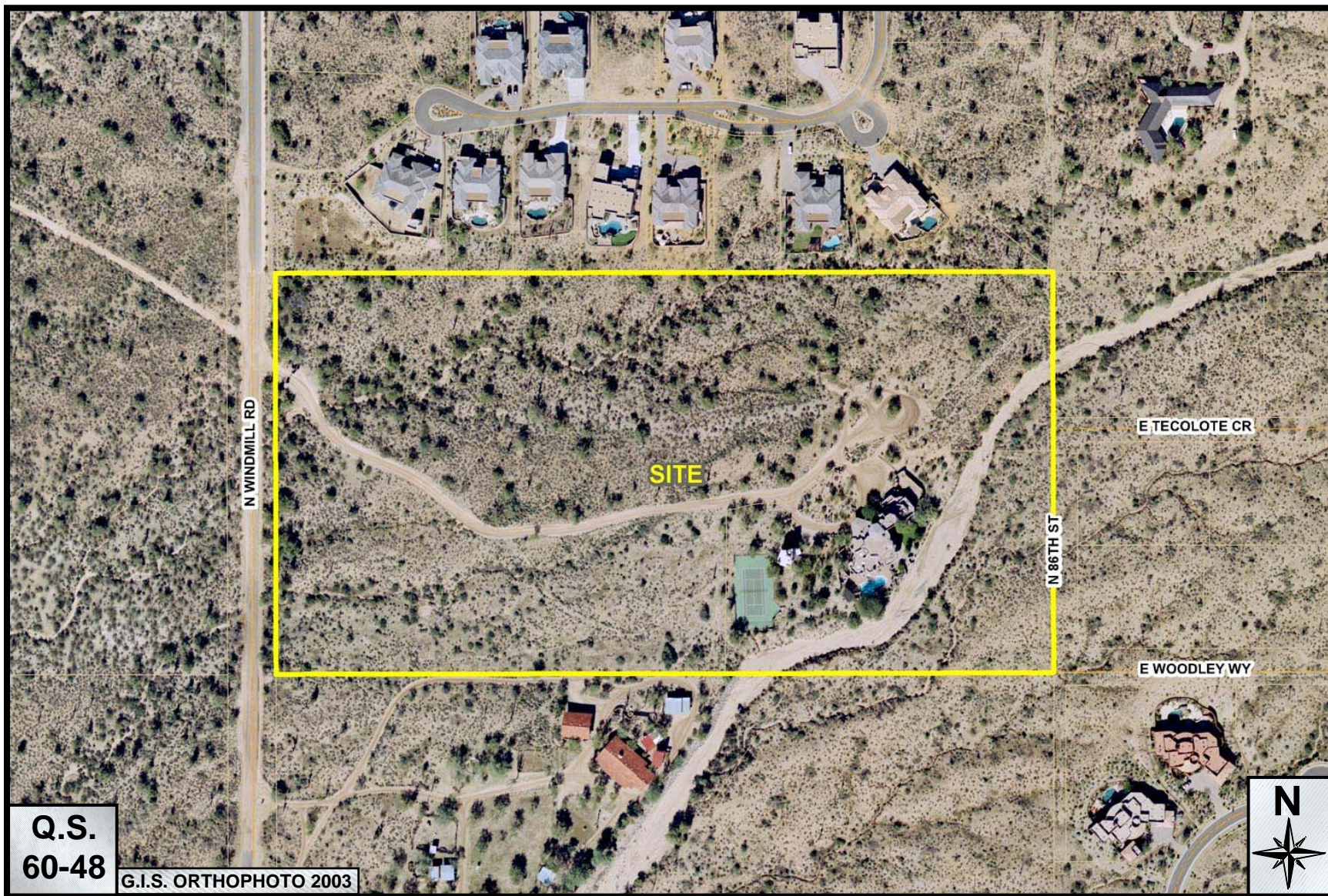
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Windmill Ranch

4-PP-2005

ATTACHMENT #2



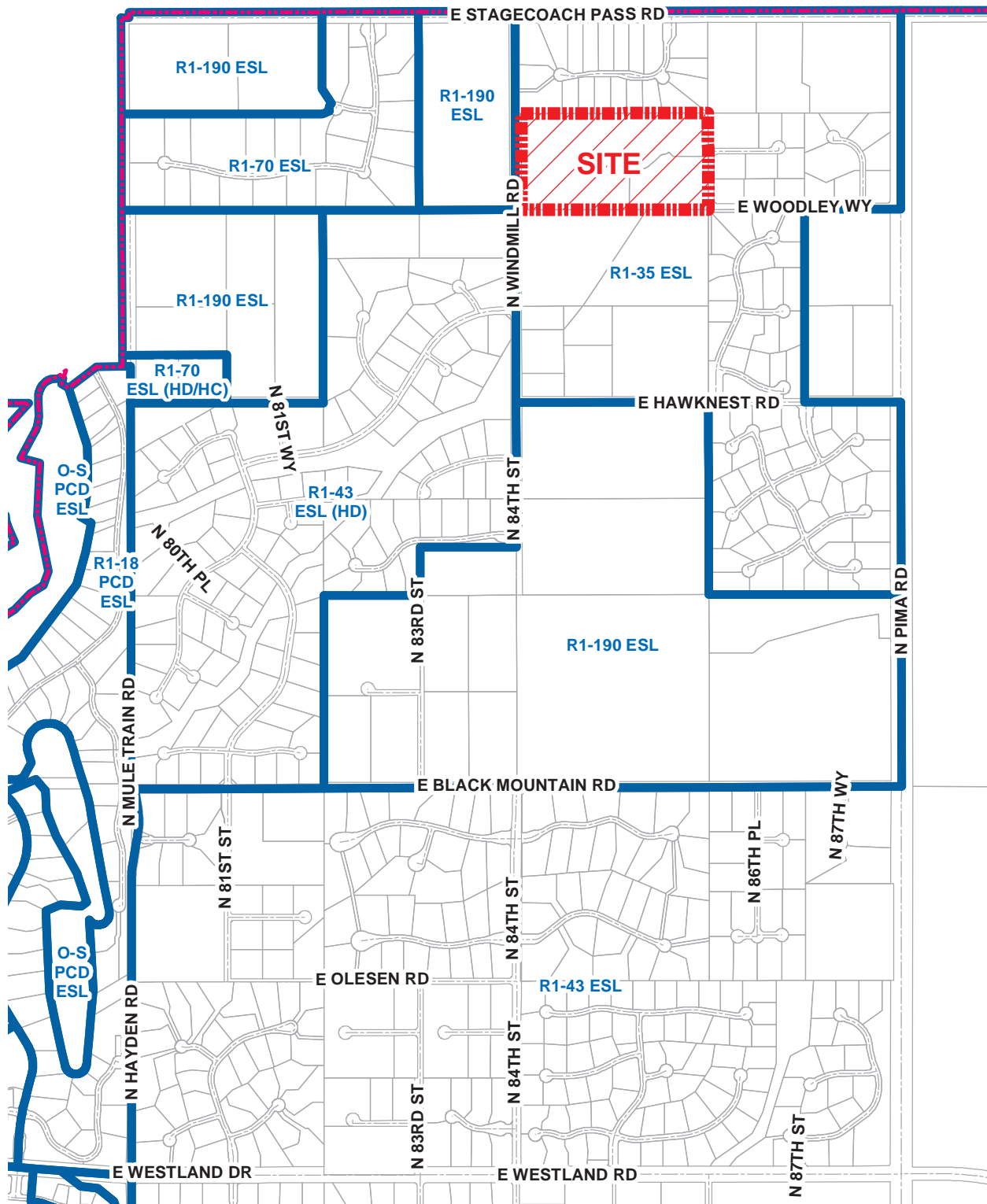
Q.S.
60-48

G.I.S. ORTHOPHOTO 2003

Windmill Ranch

4-PP-2005

ATTACHMENT #2A



4-PP-2005

ATTACHMENT #3

WINDMILL AND STAGECOACH PASS PRELIMINARY PLAT



LEGEND

- PROPOSED BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- EXISTING CONTOUR 5'
- EXISTING CONTOUR 1'
- VISTA CORRIDOR
- ON SITE OPEN SPACE (NAOS)

- N.V.A.E. NON VEHICULAR ACCESS EASEMENT
- N.A.O.S. NATURAL AREA OPEN SPACE
- S.V.E. SIGHT VISIBILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- S.D.E. SIGHT DISTANCE EASEMENT
- R.O.W. RIGHT OF WAY
- 5' PROPOSED FIRE HYDRANT

GENERAL NOTE

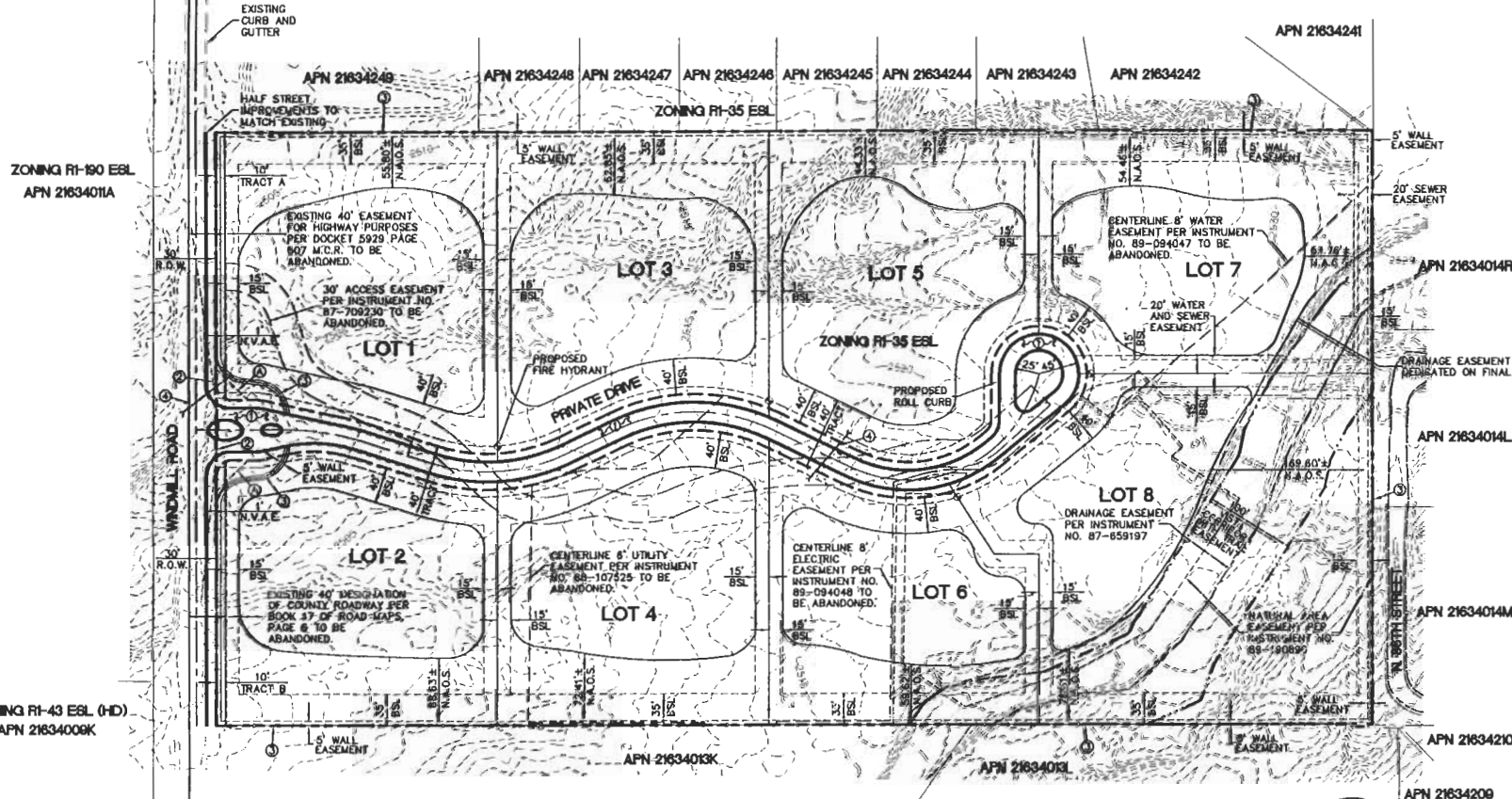
1. 8'-FT PUBLIC UTILITY EASEMENT WILL BE PROVIDED ON BOTH SIDES OF THE STREETS.
2. ALL STREETS ARE PRIVATE.
3. ALL STREETS AND TRACTS SHALL BE MAINTAINED BY IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS AND STIPULATIONS.
4. PROPOSED BOUNDARY SUBJECT TO CLIENT APPROVAL.
5. C.U.A.-DE-SAC PER CITY OF SCOTTSDALE SECTION 3.1 FIGURE 3.1-24
6. GATED ENTRY MINIMUM REQUIREMENT PER C.O.S. SECTION 8.1 FIGURE 8.1-1
7. NAOS CONFIGURATIONS AREA PRELIMINARY AND SUBJECT TO CLIENT APPROVAL.
8. REFER TO SLOPE ANALYSIS EXHIBIT FOR NAOS CALCULATION.
9. RELEASE OF EXISTING EASEMENT WITH THE FOLLOWING INSTRUMENT NUMBERS 87-709230, 88-107525, 89-094048, 89-150690, AND 89-094047 PRIOR TO FINAL PLAT APPROVAL.

KEYNOTE

- ① ASPHALT PAVING
- ② SVE PER CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL SECTION 3.1, FIGURES 13 AND 14.
- ③ COYOTE FENCE
- ④ 18" STORM DRAIN

PRIMAS AND ASSOCIATES
CONSULTING ENGINEERS

4-PP-2005
REV: 5/27/2005



SITE DATA

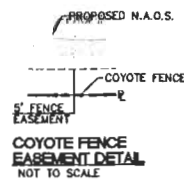
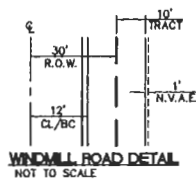
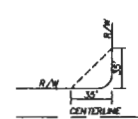
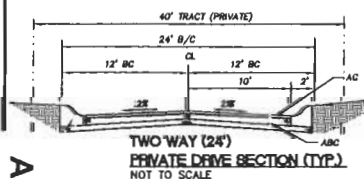
Q.S. 60-48
APN 216-34-0170
EXISTING ZONING = R1-35 ESL
GROSS AREA = 19.74 AC
NET AREA = 18.32 AC
NUMBER OF RESIDENTIAL UNITS = 8
APPROX. DENSITY = 0.42 UNITS/AC
NAOS REQUIRED = 280,349.56 SF
NAOS PROVIDED = 280,371.83 SF

BENCHMARK

N.E. COR. SECTION 1, T.5N. R.4E., MARICOPA COUNTY
BRASS CAP IN HANDHOLE, DOWN 0.6' AT THE
INTERSECTION OF PIMA ROAD AND STAGECOACH PASS.
CITY OF SCOTTSDALE NAVD 88 DATUM BEING SCOTTSDALE
POINT NUMBER 1012 WITH ELEVATION OF 2,561.11.

UTILITY PROVIDER

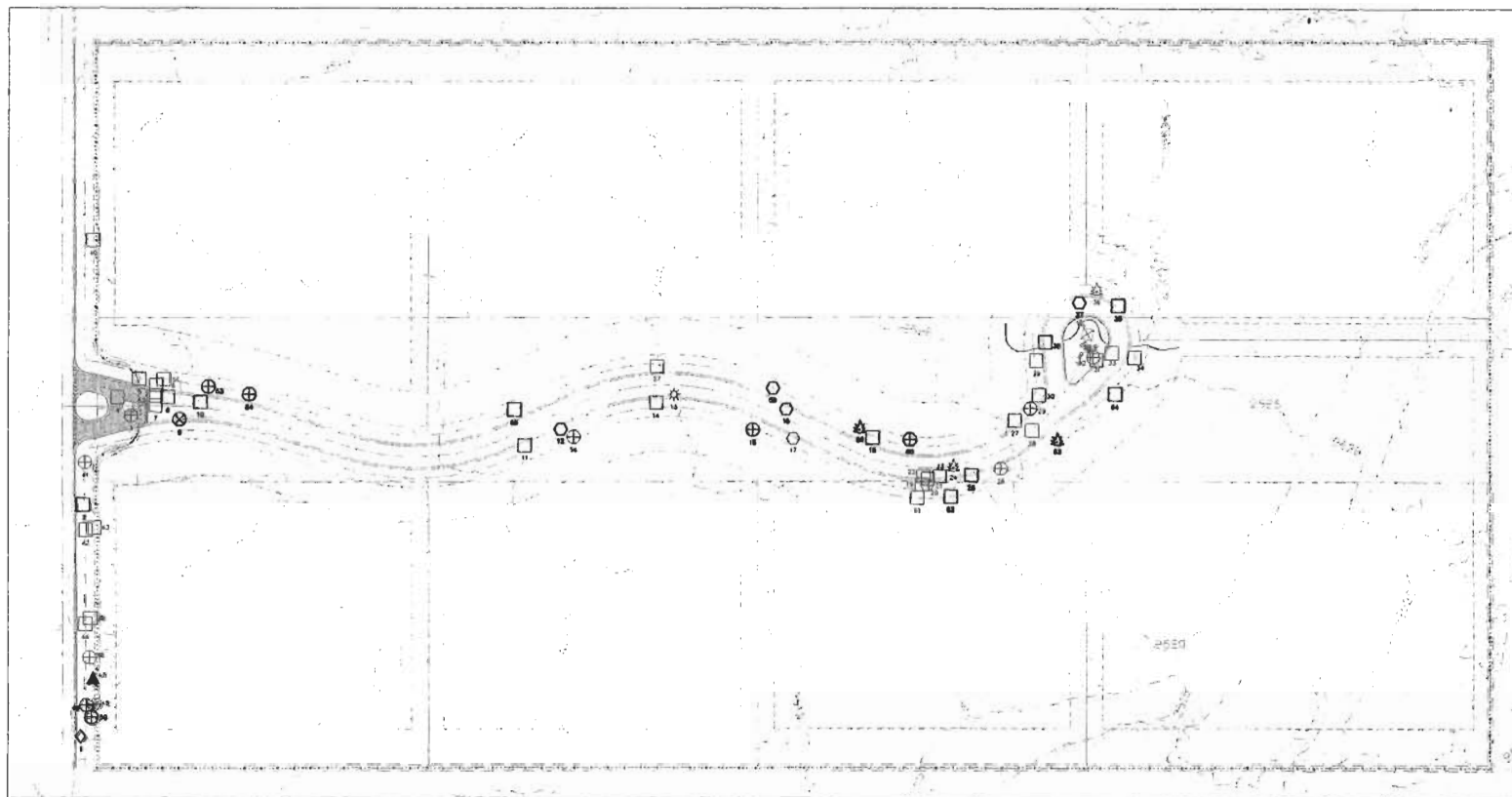
SEWER CITY OF SCOTTSDALE
WATER CITY OF SCOTTSDALE
FIRE RURAL METRO
ELEC. ARIZONA PUBLIC SERVICE
TELE. U.S. WEST
CABLE COX CABLE
GAS SOUTHWEST GAS



SALVABLE	TRAIL #	SPECIES	CACN HT FT	CACN TOTAL FT	CACN HT FT	TRAIL#	COMMENTS
Y	1	NATIVE MESQUITE				100	
Y	2	FOOTBALL PALM VERDE				100	
N	3	CRUCIFRAGON THORN				100	WIDE BASE
N	4	FOOTBALL PALM VERDE				100	20% DAMAGED CARBON
N	5	FOOTBALL PALM VERDE				100	10% BRICKEN BRANCHES
N	6	FOOTBALL PALM VERDE				100	PARTIALLY DEAD
N	7	FOOTBALL PALM VERDE				100	14% DAMAGED CARBON
N	8	FOOTBALL PALM VERDE				100	10% DAMAGED CARBON
Y	9	BARNEY CACTUS	6.0			100	
Y	10	FOOTBALL PALM VERDE				100	
Y	11	FOOTBALL PALM VERDE				100	PARTIALLY DEAD
Y	12	AGUARD	20.0	47.0	7.0	100	PARTIALLY DEAD
N	13	ODONTOLABRARIOT	11.0			100	5% ANGLES TRUNK
Y	14	FOOTBALL PALM VERDE				100	
Y	15	CRUCIFRAGON THORN	30.0	100.0	5.0	100	
Y	16	AGUARD	30.0	22.0	3.0	100	
N	17	AGUARD				100	DEGRADED
Y	18	FOOTBALL PALM VERDE				100	
N	19	FOOTBALL PALM VERDE				100	10% DAMAGED CARBON
N	20	AGUARD				100	5% DAMAGE
N	21	FOOTBALL PALM VERDE	20.0	22.0	4.0	100	10% DAMAGE
N	22	FOOTBALL PALM VERDE				100	5% DAMAGED CARBON
N	23	FOOTBALL PALM VERDE				100	54% PARTIALLY DEAD
N	24	BARNEY CACTUS				100	WIDE BASE
N	25	FOOTBALL PALM VERDE				100	
N	26	CRUCIFRAGON THORN				100	10% DAMAGED CARBON
N	27	FOOTBALL PALM VERDE				100	PARTIALLY DEAD
N	28	FOOTBALL PALM VERDE				100	10% DAMAGE
N	29	CRUCIFRAGON THORN				100	PARTIALLY DEAD
N	30	FOOTBALL PALM VERDE				100	10% DAMAGE

N	31	FOOTBALL PALM VERDE				110	
N	32	CRUCIFRAGON THORN				110	
N	33	FOOTBALL PALM VERDE				110	
N	34	FOOTBALL PALM VERDE				110	
Y	35	FOOTBALL PALM VERDE				110	
N	36	BARNEY CACTUS				110	
Y	37	AGUARD				110	
Y	38	FOOTBALL PALM VERDE				110	
N	39	FOOTBALL PALM VERDE				110	
N	40	FOOTBALL PALM VERDE				110	
N	41	CRUCIFRAGON THORN				110	
N	42	FOOTBALL PALM VERDE				110	
N	43	FOOTBALL PALM VERDE				110	
N	44	FOOTBALL PALM VERDE				110	
N	45	FOOTBALL PALM VERDE				110	
N	46	CRUCIFRAGON THORN				110	
N	47	BATUANA AGACA				110	
N	48	CRUCIFRAGON THORN				110	
Y	49	CRUCIFRAGON THORN				110	
N	50	CRUCIFRAGON THORN				110	
N	51	FOOTBALL PALM VERDE				110	
N	52	FOOTBALL PALM VERDE				110	
Y	53	CRUCIFRAGON THORN				110	
N	54	CRUCIFRAGON THORN				110	
Y	55	FOOTBALL PALM VERDE				110	
N	56	CRUCIFRAGON THORN				110	
N	57	FOOTBALL PALM VERDE				110	
Y	58	AGUARD				110	
N	59	BARNEY CACTUS				110	
Y	60	CRUCIFRAGON THORN				110	
N	61	FOOTBALL PALM VERDE				110	
N	62	FOOTBALL PALM VERDE				110	
Y	63	BARNEY CACTUS				110	
Y	64	FOOTBALL PALM VERDE				110	

- LEGEND**
- BARREL CACTUS
 - BLUE PALM VERDE
 - △ CACTUS AGACA
 - CHAIR FRUIT CHOLLA
 - CREOSOTE
 - CRUCIFRAGON THORN
 - FOOTBALL PALM VERDE
 - △ GREYHORN
 - △ IRONWOOD
 - △ JUMPER
 - JOHNSA
 - SCRUB OAK
 - STAGHORN CHOLLA
 - △ WHITE BERRY AGACA
 - △ YUCCA ELATA
 - YUCCA
 - YUCCA
 - NATIVE MESQUITE
 - Ocotillo
 - Ocotillo/SHARPROOT
 - PINON
 - HEDGECOCK CACTUS
- Screened = NON-SALVAGEABLE
Base = SALVAGEABLE
BLACK = REMAIN IN PLACE



bennett mcgregor landscapes
5801 south loop west, Suite 100, Houston, Texas 77057
Tel: 408.763.1985 Fax: 408.763.1985

Windmill Ranch
Scottsdale, Arizona
Revegetation Site Plan & Techniques

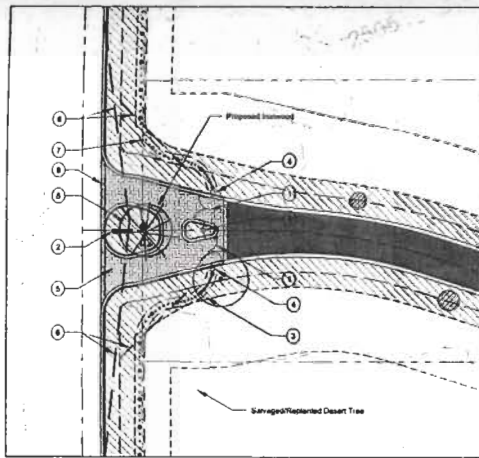
THE R.J. BACON
COLLECTIONS

DRAWN BSM
CHECKED BSM
SCALE 1" = 50'
DATE 06/19/05
REV.



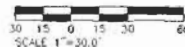
2 of 5
LA-2

4-PP-2005
REV: 5/27/2005



Entry Detail

Not for construction unless approved by local government.

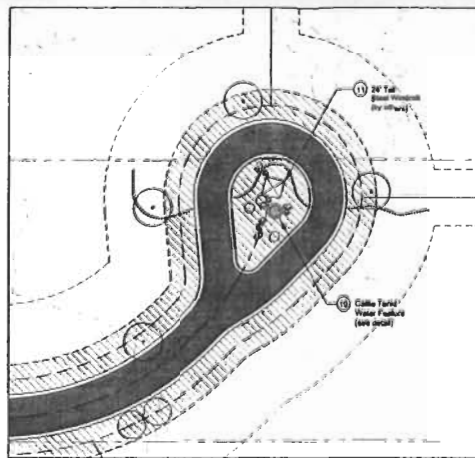


General Notes

- ① Entry/Auto Access Gate, wood to be natural gray, all hardware to be black iron natural oxidized. Refer to Detail "A"
- ② Entry Monument/Signage Refer to Detail "B"
- ③ Coyote Fence/Perimeter Fence, 5'-0" high cedar posts 15'-0" o.c. (4) horizontal smooth galvanized fence wire, Refer to Detail "D" Coyote Fence
- ④ Masonry Columns to be 6'-0" High x 3'-0" Wide Smooth Stucco Finish, Color to be Q3-19D Dry Earth LRV-32, Refer to Detail "C"
- ⑤ Decorative Paver Inlay, Pavestone, Villa Stone I Heritage Tumbled Random Rectangular, Color Dusty Trail
- ⑥ Site Visibility Triangles, as defined in the City of Scottsdale Design Standards and Policies Manual Section 3.1, Figures 13 & 14. No shrub or groundcover in these visibility triangles; shall have a maximum growth habit over two feet in height.
- ⑦ Select granite boulders (typical)
- ⑧ Spread Stockpiled Native Desert Pavement/Decomposed granite in all Landscape/Disturbed areas (mimic adjacent natural desert pavement)
- ⑨ Decorative 2'-0" Wide Colored Concrete Ribbon Curb Color to be San Diego Buff (Davis colors)
- ⑩ Cattle Tank/Water Feature (Refer to Detail "E")
- ⑪ 24'-0" Tall, 10'x10' base, Steel Windmill (by others)

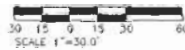
Key Notes

- ① Entry Monument/Signage
- ② Entry/Auto Access Gate
- ③ Stucco Column
- ④ Coyote Fence

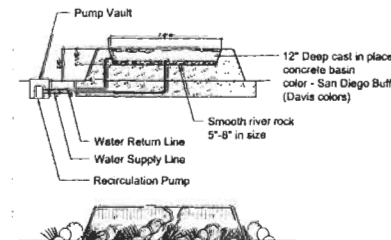


Cul de Sac Detail

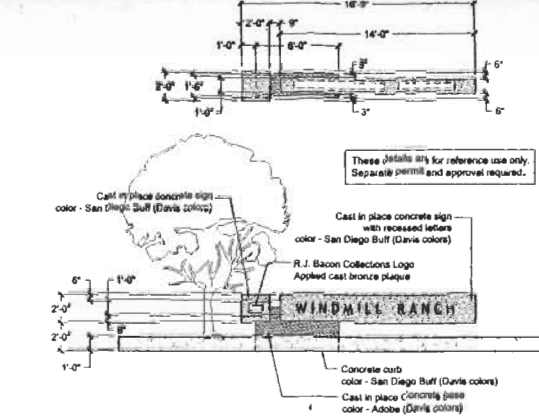
Not for construction unless approved by local government.



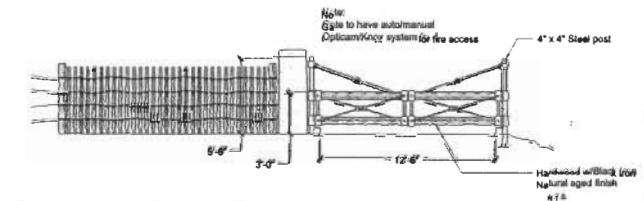
Steel Windmill (by others)



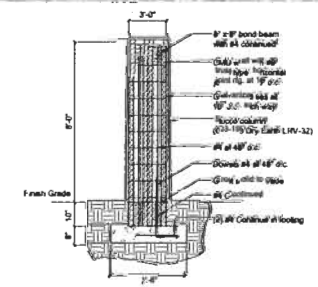
Cattle Tank/Water Feature Detail "E"



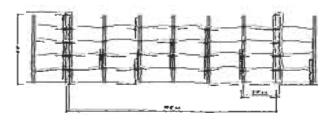
Entry Monument/Signage Detail "A"



Entry/Auto Access Gate Detail "B"



Stucco Column Detail "C"



Coyote Fence Detail "D"

bennett mcgregor landscapes
9901 south lory drive phoenix, arizona 85044
tel: 480.763.4963 fax: 480.763.3963

Windmill Ranch
Scottsdale, Arizona
Notes & Details



THE R.J. BACON
COLLECTIONS

DRAWN: BSM
CHECKED: BSM
SCALE: N.T.S.
DATE: 05/10/05
REV: 05/10/05

4-PP-2005
REV: 5/27/2005

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LA-5

WINDMILL RANCH
35935 N. Windmill Rd
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>NO ON STREET PARKING</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>2</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input checked="" type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 15.</p> |
|--|---|

ATTACHMENT A

<p style="text-align: center;">Stipulations for Case: 4-PP-2005 Case Name: Windmill Ranch Preliminary Plat</p>
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Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Primas and Associates, dated 05/27/05 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Bennett McGregor Landscapes, dated 05/27/05 by City staff.
- d. Cuts and fills, including size, and location shall be installed to be consistent with the Cut and Fill exhibit submitted by Primas and Associates, dated 05/27/05 by City staff.
- e. The Conceptual Walls Design by Bennett McGregor Landscapes, dated 05/27/05 by City staff. Approved by separate approvals and permits
- f. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Primas and Associates, dated 05/27/05 by City staff.

Engineering Documents

- g. Preliminary Drainage Report for Windmill Ranch ; prepared by Primas and Associates, dated 6-20-2005.
- h. Preliminary Grading and Drainage Plan for Windmill Ranch ; prepared by Primas and Associates , dated 6-20-2005.
- i. Water System Basis of Design Report for Windmill Ranch; prepared by Primas and Associates , dated 6-20-2005.
- j. Wastewater System Basis of Design Report for Windmill Ranch; prepared by Primas and Associates, dated 6-20-2005.

Relevant Cases

- k. At the time of review, the applicable Zoning case for the subject site was 2-ZN-1985, approved on 01/29/1985.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
6. The minimum total NAOS to be dedicated for this project shall be 260,350 square feet (5.98 acres).
7. Prior to final plat approval all existing easements not applicable to proposed subdivision shall be released through separate submittal and approval.
8. Proposed coyote fence shall not be located within large wash running through southeast portion of wash. Any existing improvements within the corridor will be removed and the area returned to a natural condition.
9. Decorative pavement shall not extend into Windmill Road right-of-way.

Ordinance

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review.

Street Dedication Requirements

DRB Stipulations

10. Windmill Road including half street improvements.

Ordinance

- B. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
NAME Windmill Road	Local Residential	30' half street
Interior streets PrivateTract	Local Residential	40' (full width) – per or ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street Private tract

Easements**DRB Stipulations**

11. Vista Corridor

- a. All watercourses with a 100-year peak flow rate of 750 cfs or greater, shall be dedicated as Vista Corridors on the final plat. Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the Vista Corridor easement shall be one hundred feet and shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses.
- b. All Vista Corridors shall be left in a natural state unless disturbed by infrastructure improvements as approved by the Development Review Board.

12. Trail Easement:

- a. Prior to final plan approval, the developer shall dedicate a minimum 25 foot wide public trail easement within the Vista Corridor and Drainage easement. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.

13. Sight Distance Easements

- a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

14. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Windmill Road except at the approved driveway location.

15. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

C. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

D. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

E. Vista Corridor Easements:

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner. Dedicate a 100 foot Vista Corridor, drainage, and minimum of 25 foot public access easement for trail purposes over the wash along the east property line.

F. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

G. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

Other

DRB Stipulations

16. Coordinate Windmill Road Improvements with adjacent development on the west side of the road.

Final Improvement Plan Requirements

PLANNING

Entry Feature Design

DRB Stipulations

17. All exterior mechanical, utility, and communications equipment shall be screened by parapet. Wall height for ground-mounted units shall be a minimum of 1foot higher than the tallest unit.
18. All exterior conduit and raceways shall be painted to match entry feature.

Walls, And Fence Design

DRB Stipulations

19. All walls shall match the architectural color, materials and finish of those shown on Notes & Detail sheet dated 3-8-05 submitted by Bennett McGregor Landscapes.
20. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.
21. Walls with exposed sections exceeding 8 feet in height shall be broken into two or more walls, each separated by a landscape strip no less than 6 feet in depth.

Natural Area Open Space (NAOS)

DRB Stipulations

22. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
23. NAOS shall not be dedicated within 5-feet of any building
24. NAOS areas dedicated within 10-feet of any building shall be considered revegetated NAOS.
25. NAOS areas dedicated within 5-feet of any wall shall be considered revegetated NAOS.

Ordinance

- H. NAOS shall be a minimum of thirty (30) feet in width and a minimum of 4,000 square feet in size.

Construction (Building) Envelope Exhibit

DRB Stipulations

26. Add the following note the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."
27. Final Construction (Building) Envelope Exhibit shall show building envelopes dimensioned from the closest point of building envelope to property line from each lot line.

Ordinance

- I. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

Landscape Design

DRB Stipulations

28. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
29. Salvaged vegetation shall be incorporated into the landscape design.

30. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
31. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.
- D. All plants used on site shall be from the City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands plant list.

Exterior Lighting Design

DRB Stipulations

32. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
33. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, path and landscape lighting.
34. Incorporate into the project's design, the following:
 - Entry Feature Design
 - a. Fixtures shall be a flat black or dark bronze finish.
 - b. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.
 - Landscape Lighting
 - c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
 - d. Fixtures shall be a flat black or dark bronze finish.
 - e. Landscaping lighting shall only be utilized to accent plant material.
 - f. All landscape lighting directed upward, shall be aimed away from property line.
 - g. The landscape lighting lamp shall be an incandescent or halogen incandescent source.
 - Path lighting
 - h. Path light fixtures shall meet all IESNA requirements for cutoff.
 - i. Fixtures shall be a flat black or dark bronze finish.
 - j. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

Ordinance

- J. The landscape light lamps shall not exceed 15 watts.
- K. The path light lamps shall not exceed 50 watts for incandescent and florescent lighting sources, 25 watts for halogen, 10 watts for metal halide, and 1 watt for LED lighting sources.

Additional Planning Items

DRB Stipulations

35. Flagpoles, if provided, shall be one piece, conical, and tapered.
36. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

37. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
38. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
39. Basin side-slopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Side-slopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a side-slope that does not exceed 4:1.
40. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
41. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
42. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
43. Provide positive drainage away from walks and curbs along all streets.
44. Riprap shall be indigenous stone.
45. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- L. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- M. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the

Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.

N. Other Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not allowed.

O. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

46. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
NAME Windmill Road	Local Residential	The half street improvement shall be a minimum 20 ft of asphalt with 1.5 ft of curbing on the side abutting the site and a Maricopa / thickened edge on the other side of the road.	Match existing curb type to the north	Match existing to the north
NAME/ Internal Street (Private)		40' (full width) – per or ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street Private tract	Roll curb	None

47. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.

48. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance with an additional 8' pue on each side.

Ordinance

- P. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- Q. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Trails And Paths**DRB Stipulations**

49. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 15 foot wide public trail within the public trail easement. The trail shall be buffered from parking areas and from vehicles as much as possible.
50. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans..
51. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

Refuse**Ordinance**

- R. Underground vault-type containers are not allowed.
- S. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- T. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

52. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
53. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.

- b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Clearly identify water sampling station locations as applicable.
54. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
55. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
56. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water

Ordinance

- U. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- V. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Construction Requirements

As-Builts

DRB Stipulations

- 57. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
- 58. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
- 59. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- 60. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Summary Of Development Standards

Subdivision Name	<i>Windmill Ranch</i>
Zoning	R1-35 ESL

	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	35,000 s.f.	25%	35,000 s.f.	N/A
Min. Lot Width				
Standard Lot	135 feet	25%	135 feet	N/A
Flag Lot	N/A	N/A	N/A	N/A
Maximum Building Height	24 feet	N/A	24'	N/A
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	40 feet	25%	40 feet	N/A
Front (to face of garage)	40 feet	25%	40 feet	N/A
Front (corner lot, side street)	40 feet	25%	40 feet	N/A
Front (corner lot, adjacent to key lot, side street)	40 feet	25%	40 feet	N/A
Front (double frontage)	40 feet	25%	40 feet	N/A
Side Yard				
Minimum	15 feet	25%	15 feet	N/A
Minimum aggregate	30 feet	25%	30 feet	N/A
Rear Yard				
Standard Depth	35 feet	25%	35 feet	N/A
Min. Depth (% of difference which can be occupied)	N/A	N/A	N/A	N/A
Patio*	N/A	N/A	N/A	N/A
Distance Between Buildings (Min)				
Accessory & Main	10 feet	25%	10 feet	N/A
Main Buildings/Adjacent Lots	30 feet	25%	30 feet	N/A
Maximum Wall Height				
Front	3'	N/A	3'	N/A
Side	8'	N/A	8'	N/A
Rear	8'	N/A	8'	N/A
Corner side not next to key lot	8'	N/A	8'	N/A
Corral fence height (on prop line)	6'	N/A	6'	N/A
Development Perimeter Setbacks				
N/A				
Notes & Exceptions				
See Legislative Draft for approved Development Standards.				